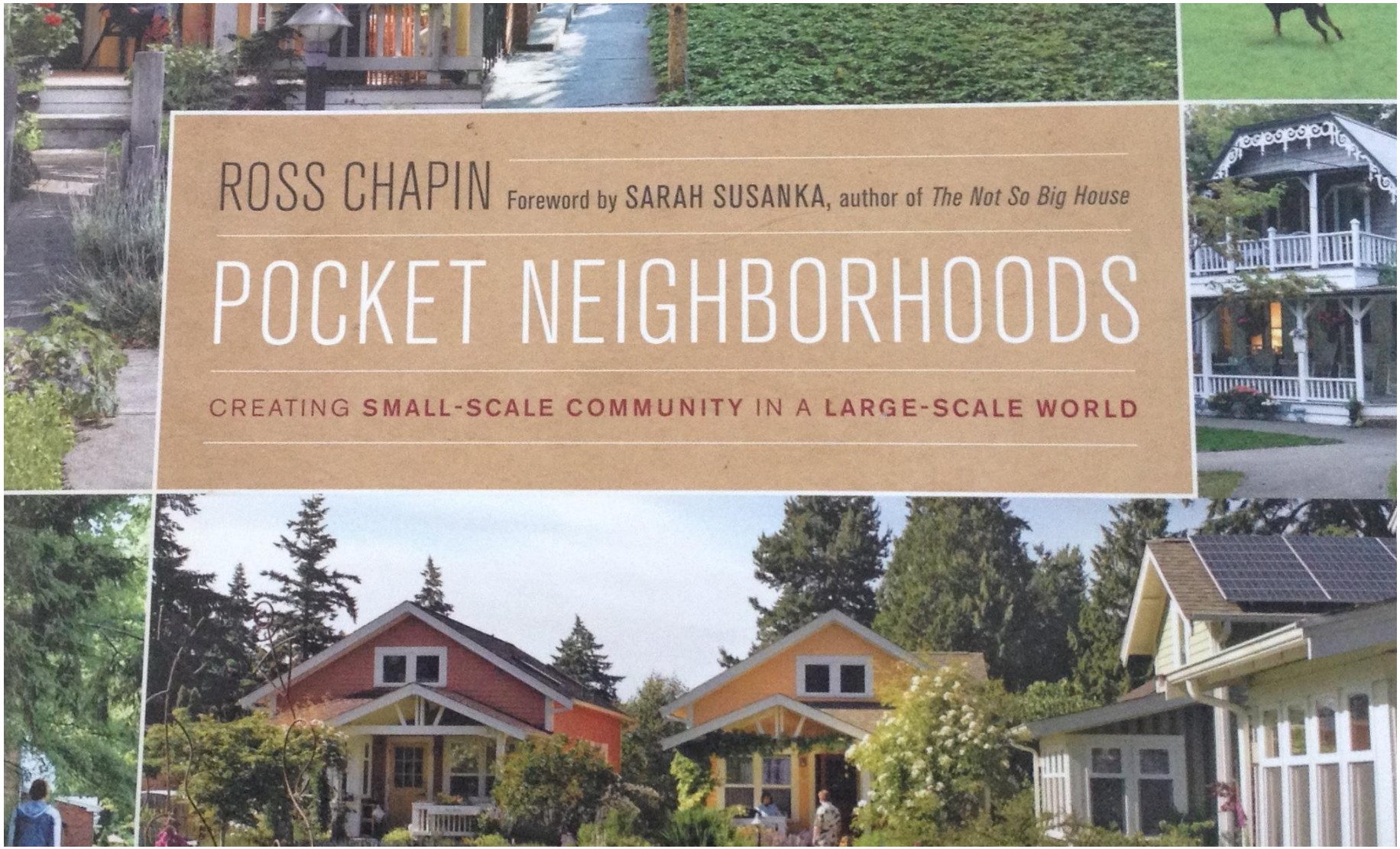
WESTLAKE URBAN

Hill Avenue Homes

Creating Community
A New Pocket Neighborhood

POCKET NEIGHBORHOODS



THE NOT SO BIG HOUSE

COURTYARD VIEW

Definition - Pocket Neighborhood :

"…a cohesive cluster of homes gathered around some kind of common ground within a larger surrounding neighborhood."

- Ross Chapin, Architect and Author

Pocket Neighborhoods – Creating Small-Scale Community in a Large Scale World

SLIDE TITLE GOES HERE

“The key to the success of the neighborhoods is that they are designed first and foremost for people rather than for automobiles.”

~ Sarah Susanka

“It is the opportunities for informal interactions that provide the roots for true community to flourish.”

~ Sarah Susanka

How do we create vibrant healthy communities with a sense of belonging?

Design Principles:

- Creating Community - The Importance of the Spaces Between the Buildings
  - Multiple Spaces for Interaction
  - Central Courtyards
  - “Real” Porches
  - Parking De-emphasized’
  - Common Room

Design Principles:

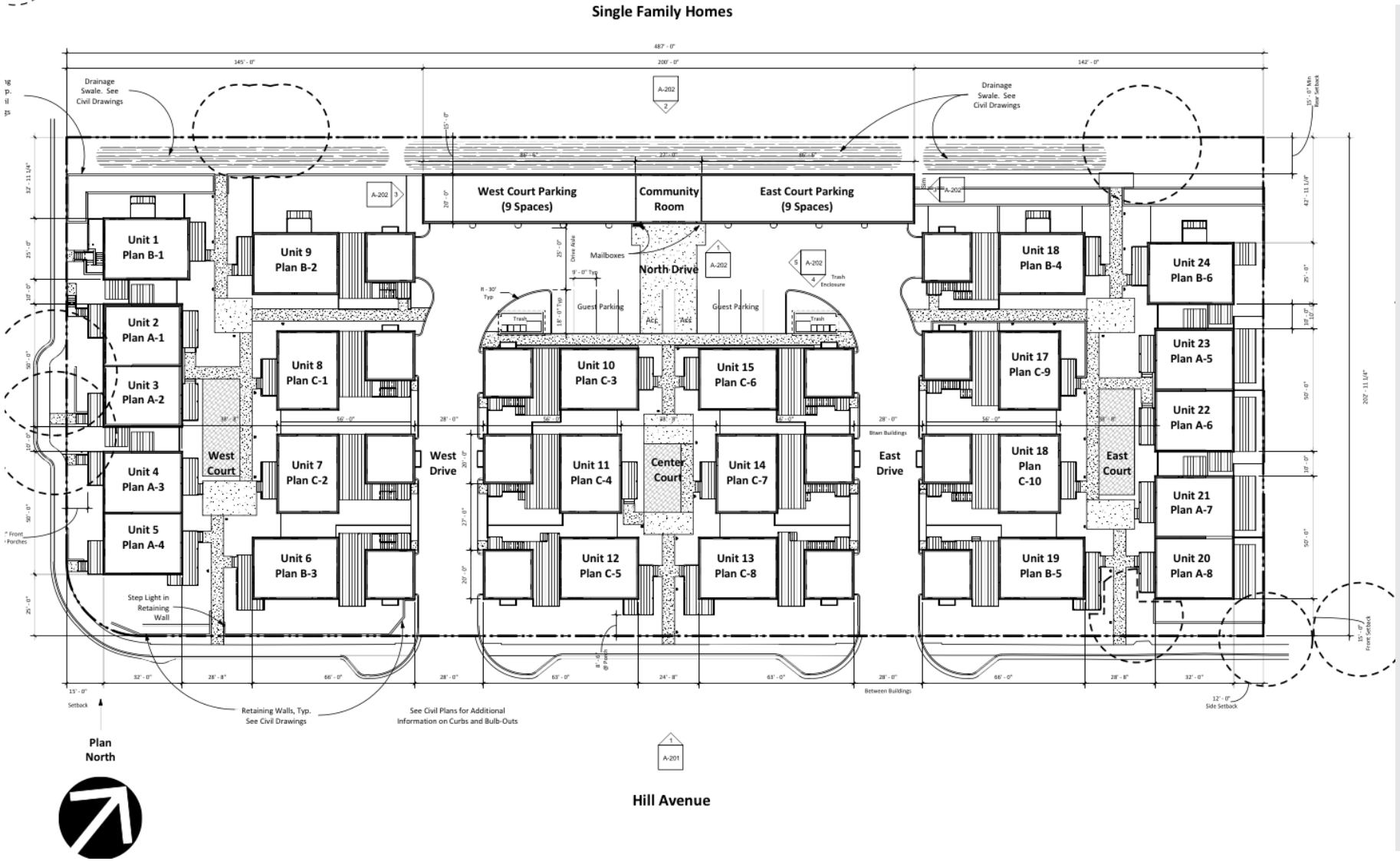
- Connection to the Surrounding Neighborhood
  - Street Improvements / Traffic Calming
  - Heritage Tree Retention
  - Design with existing topography
  - Two – Story Homes

Design Principles:

- Adaptability / Resilient Design
  - Ground Floor Bedrooms and Baths
  - Above Garage Space
  - Open Floor Plans
  - Connections to Outdoor Living

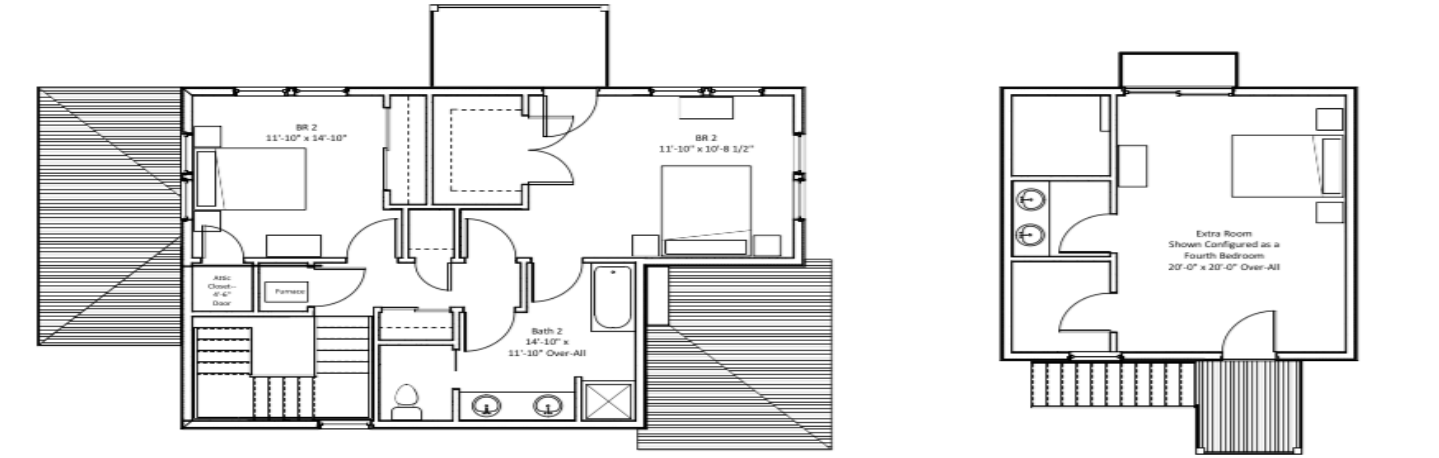
COURTYARD VIEW

SITE PLAN


Single Family Homes
Drainage Swale. See Civil Drawings
Drainage Swale. See Civil Drawings
West Court Parking (9 Spaces)
Community Room
East Court Parking (9 Spaces)
Mailboxes
North Drive
Guest Parking
Guest Parking
Trash Enclosure
Unit 1 Plan B-1
Unit 2 Plan A-1
Unit 3 Plan A-2
Unit 4 Plan A-3
Unit 5 Plan A-4
Unit 6 Plan B-3
Unit 7 Plan C-2
Unit 8 Plan C-1
Unit 9 Plan B-2
West Court
West Drive
Unit 10 Plan C-3
Unit 11 Plan C-4
Unit 12 Plan C-5
Unit 13 Plan C-8
Unit 14 Plan C-7
Unit 15 Plan C-6
Center Court
East Drive
Unit 17 Plan C-9
Unit 18 Plan C-10
Unit 19 Plan B-5
Unit 18 Plan B-4
Unit 24 Plan B-6
Unit 23 Plan A-5
Unit 22 Plan A-6
Unit 21 Plan A-7
Unit 20 Plan A-8
East Court
Step Light in Retaining Wall
Retaining Walls, Typ. See Civil Drawings
See Civil Plans for Additional Information on Curbs and Bulb-Outs
Plan North
Hill Avenue

FLOOR PLANS

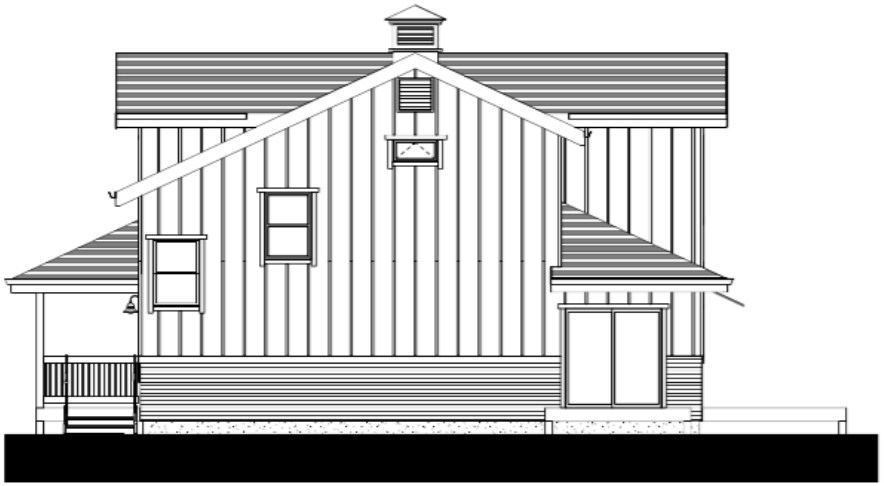
Type B - Ground Floor Plan @ Unit 9 & Unit 16 (Reversed)
1/4" = 1'-0"



Type B - Typical Second Floor Plan @ Unit 9 & Unit 16 (Reversed)
1/4" = 1'-0"

ELEVATIONS

1 Type B - Courtyard Elevation @ Units 1 (Reversed), 9, 16 (Reversed), & 24
1/4" = 1'-0"

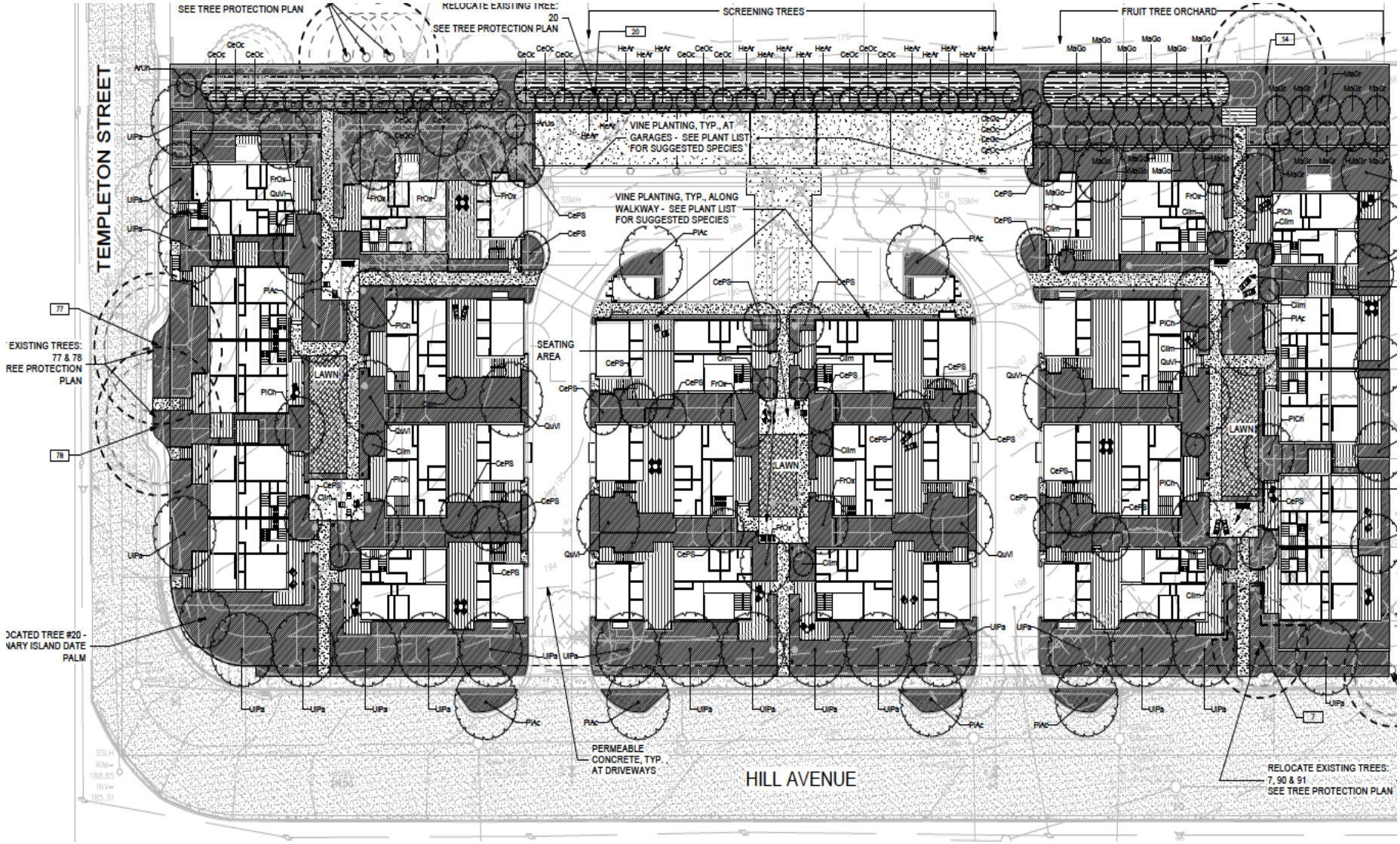


2 Type B - South (Side Yard) Elevation @ Unit 24
1/4" = 1'-0"

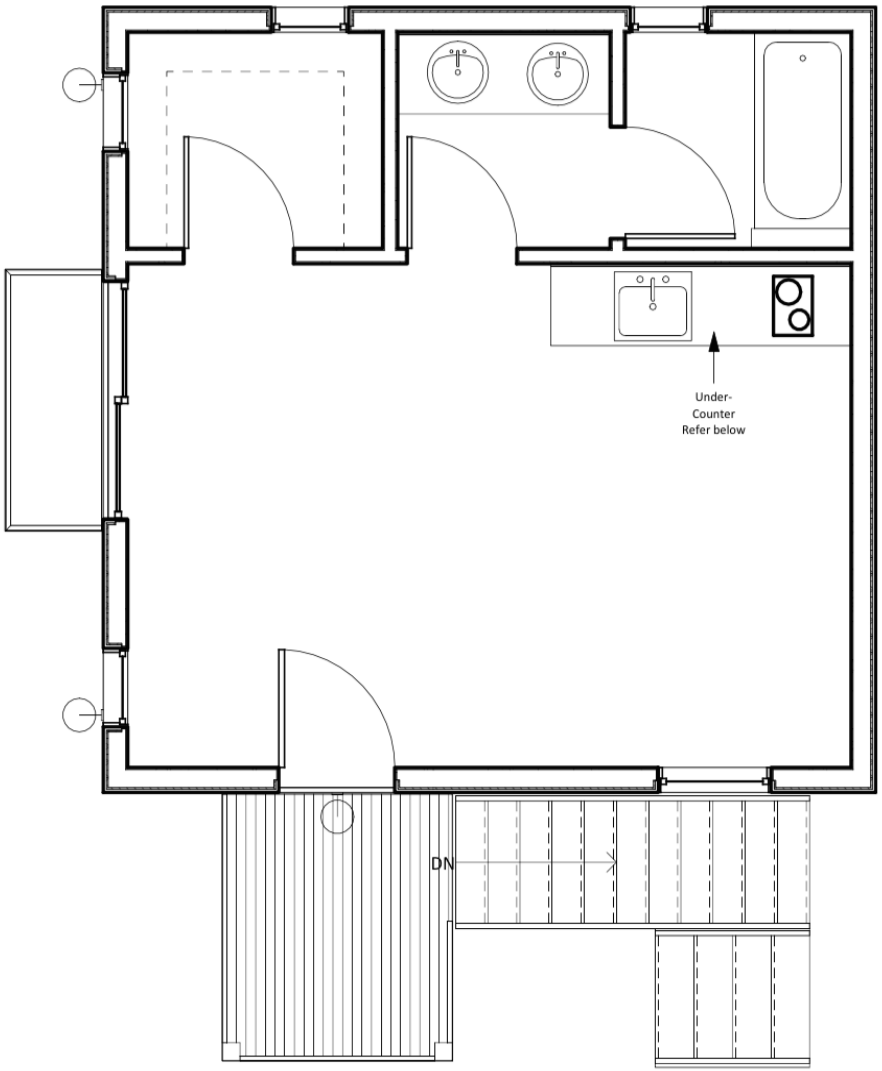
3 Type B - East (Property Line) Elevation @ Unit 24
1/4" = 1'-0"

4 Type B - North Elevation @ Unit 24
1/4" = 1'-0"

LANDSCAPE PLAN



PROPOSED IN-LAW UNIT



Questions and Answers